142.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	836,800 / 836,800
					USE VALUE:	836,800 / 836,800
					ASSESSED:	836,800 / 836,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		IROQUOIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACDONALD JEFFREY M/TARA M
Owner 2:	
Owner 3:	
Street 1:	25 IROQUOIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GORMLEY BRENDAN -
Owner 2:	-
Street 1:	25 IROQUOIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,438 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 2184 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4438.000	388,300	6,000	442,500	836,800
Total Card	0.102	388,300	6,000	442,500	836,800
Total Parcel	0.102	388,300	6,000	442,500	836,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.15 | /Parcel: 383.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 91938
GIS Ref:
GIS Ref:
Insp Date: 02/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	388,300	6000	4,438.	442,500	836,800	836,800	Year End Roll	12/18/2019
2019	101	FV	289,000	6200	4,438.	414,900	710,100	710,100	Year End Roll	1/3/2019
2018	101	FV	289,000	6200	4,438.	342,900	638,100	638,100	Year End Roll	12/20/2017
2017	101	FV	289,000	6200	4,438.	315,300	610,500	610,500	Year End Roll	1/3/2017
2016	101	FV	289,000	6200	4,438.	287,600	582,800	582,800	Year End	1/4/2016
2015	101	FV	272,100	6400	4,438.	282,100	560,600	560,600	Year End Roll	12/11/2014
2014	101	FV	272,100	6400	4,438.	262,200	540,700	540,700	Year End Roll	12/16/2013
2013	101	FV	272,100	6400	4,438.	249,500	528,000	528,000		12/13/2012

!11021!

PRINT: Date 12/11/20 | Time 01:14:19

LAST REV: Date 03/20/19 | Time 08:56:17 | danam

PAT ACCT. 11021

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORMLEY BRENDAN	29807-150		2/16/1999		136,000	No	No		
GONSALVES JOSEP	25640-127		9/6/1995		149,000	No	No		

USER DEFINED

Prior Id # 1:	91938
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2018	1821	Re-Roof	10,300	C				
3/12/1999	169	Addition	30,000					ADD SECOND FLOOR
9/28/1993	483	Manual	3,100					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
2/2/2009	Measured	372	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4438		Sq. Ft.	Site		0	80.	1.25	9									442,511						442,500	

Total AC/HA: 0.10188 | Total SF/SM: 4438 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 442,511 | Spl Credit | Total: 442,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13076925
Const Adj.:	0.98990101
Adj $ / SQ:	145.515
Other Features:	68766
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435288
Depreciation:	47011
Depreciated Total:	388277

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	1	Baths:	1	HB	

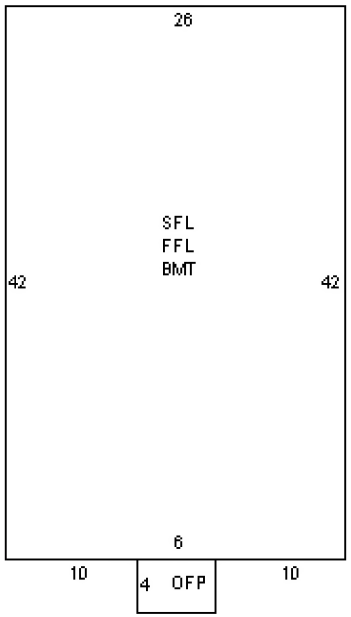
REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	1	
Totals			
1	5	1	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	145.52
Special Features:	0	Val/Su Net:	117.67
Final Total:	388300	Val/Su SzAd	177.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	43.650	47,671
FFL	First Floor	1,092	145.520	158,903
SFL	Second Floor	1,092	145.520	158,903
OFP	Open Porch	24	43.560	1,045

Net Sketched Area:	3,300			Total:	366,522
Size Ad	2184	Gross Are	3300	FinArea	2184

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	GD	1970	21.25	T	29.4	101			6,000			6,000

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000